THIS INSTRUMENT PREPARED BY:

BRENDAN BRADLEY, Attorney at Law
10 American Trust Building
301 Union Street
Nashville, TN 37201
615/242-1721

mail

6563 470

Name and Address of New Owner	Send Tax Bills:	Map & Parcel No.
James Baker Maddox Rt. 1 Box 1402 Fruitland, FL 32731	Same	83-9 59

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is FORTY TWO THOUSAND DOLLARS ($42,000).

Jessie B. Clinard
AFFIANT

Sworn to and subscribed before me this 22nd day of May, 1985.

Brendan Bradley
NOTARY PUBLIC

My Commission Expires:

1-19-86

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 1984, of record in Book 6478, Page 30, of the Register's Office for Davidson County, Tennessee, JACK ROGERS, individually or as President, of Omega Group Homes, Inc., purported to be a Tennessee Corporation, conveyed the property hereinafter described to Jessie B. Clinard, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of other convenants and agreements contained in said Deed of Trust and James Baker Maddox, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Jessie B. Clinard, named Trustee in said Deed of Trust, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty (20) days following publication of first Notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, one (1) insertion of said advertisment appearing in each of the issues of said newspaper on April 25, May 2, and May 9, 1985, respectively;

WHEREAS, pursuant to Notice, I, the undersigned, Jessie B. Clinard, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, dower, and all other exemptions of every kind, on Thursday, May 16, 1985, at 12:00 noon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, James Baker Maddox was the highest and best bidder, the amount of his bid being the sum of FORTY TWO THOUSAND DOLLARS ($42,000) and James Baker Maddox being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of such sale, and his indebtedness, together with expenses of said sale amounting to

675

more than the said bid, accordingly, he is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Jessie B. Clinard, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said James Baker Maddox, his successors and assigns, the following described property in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 5 of Block No. 1 in D. H. Bailey's subdivision of part of the Allison Property, as of record in Book 161, Page 73, Register's Office for said County. Said easterly half of said Lot No. 5 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Omega Group Homes, Inc., by Deed from James Baker Maddox, of record in Book 6478, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1305 Gartland Avenue, Nashville, Tennessee 37206.

The sale was held, and this conveyance is made subject to the liens, restrictive convenants, easements and setback lines affecting the property herein described, and of record in the Register's Office for Davidson County; and likewise to the lien of taxes for the year 1985, and also subject to any unpaid taxes and any liens or encumbrances which take priority as a matter of law.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said James Baker Maddox his successors and assigns, forever.

I, Jessie B. Clinard, Trustee, under said Deed of Trust of record in Book 6478, Page 30, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said James Baker Maddox his successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Jessie B. Clinard, Trustee, has hereunto set her hand this the 22nd day of May, 1985.

J06993 T.I.D. REFERENCE MAY 22 3 53 PM '85 DAVIDSON COUNTY TENN.

X Jessie B. Clinard
JESSIE B. CLINARD
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brendan Bradley, a Notary Public in and for said County and State, the within named JESSIE B. CLINARD, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 22nd day of May, 1985.

Brendan Bradley
BRENDAN BRADLEY

My Commission Expires: 1-19-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6563 PAGE 472

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42000.00- CAMT.
109.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
0675A05/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 9 9 3

T
IDENTIF. REFERENCE

MAY 22 3 53 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 137290